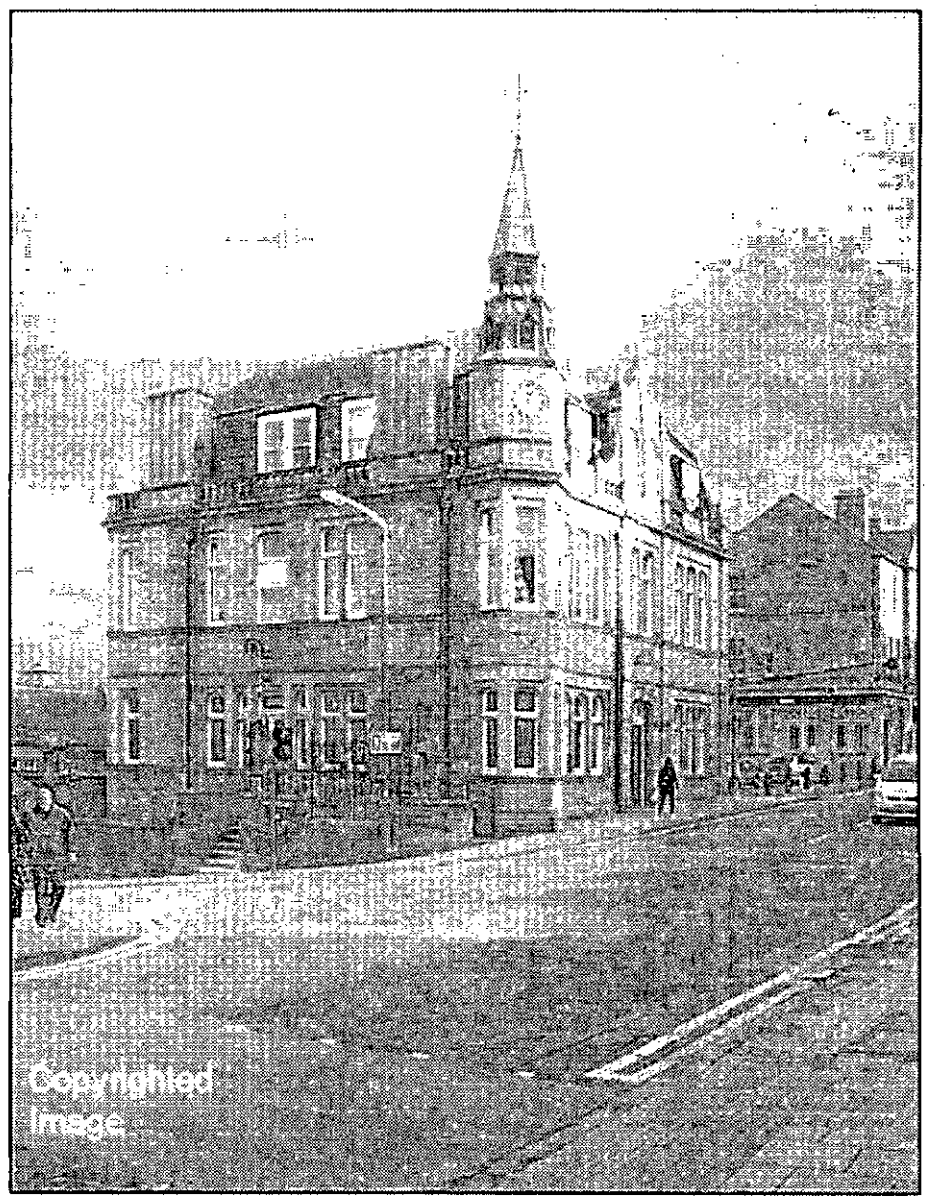
For and on behalf of
REFLEXSHIFT LTD



PLANNING, DESIGN AND ACCESS STATEMENT
Wombwell Town Hall Change of Use

Prepared by
AA2L Ltd
May 2011(Rev B)

Introduction

1.1 This Planning, Design and Access statement has been prepared by AA2L Ltd on behalf of Reflexshift Ltd in support of a planning application for change of use at The Town Hall , 4 High Street, Wombwell

1.2 The statement has been written in accordance with Government Circular 01/2006 – Section 3 Design and Access statements which came into force on the 10th August 2006.

1.3 The proposed development intends to convert The Town Hall into a Bar- Restaurant at ground and lower ground floor levels, an additional 7No self contained apartments will be created on the first and second floors . The adjoining toilet block will be converted into A5 use and a domestic garage

1.4 Prior to the submission of this planning application pre-application discussions were undertaken with Alexandra Cotton and Andrew Bullen in Building Control to discuss the proposal and the submitted supporting documents are intended to address any matters raised through this discussion.

1.5 This statement has been subdivided into various components beginning with the site description providing a context of the proposal in the wider surrounding area.

1.6 A description of the proposed scheme will then be presented within the design and access sections of this statement.

1.7 In evaluating the approach that has been taken for this particular proposal the design principles and concepts that have been applied to the type, amount, layout and appearance of the scheme will be explained and means of access will be detailed.

1.8 The planning policy context in relation to relevant national and local planning policy will then be assessed and appropriate conclusions will be drawn.

2.0 Site Description

Site Context

2.1 The site is The Town Hall at Wombwell, a prominent four storey stone and slate building with landmark clock feature and three storey offshoot. The building is currently used as council offices and the application includes an adjoining toilet/utility block to the east which is presently closed to the public. A listed war memorial located on Station Road will be preserved.

The building is accessed via its main entrance on High Street and two other side entrances off Station Road . A large public car park abuts its southern boundary



Photograph 1 – Aerial photograph of the proposed development site and surrounding context

Planning History

2.2 We are unaware of any previous planning application of relevance to this application

Development proposal

2.3 The proposed development is for a Bar – Restaurant (A4) change of use to the ground and lower ground floors of the Town Hall and 7no. self contained apartments to the first and second floors

2.4 A5 change of use and a domestic garage space has been proposed for the adjoining single storey toilet/utility building adjacent to the library

2.5 The design and access sections of this statement will provide further assessment of the design, layout and access arrangements relating to the proposal.

2.6 The site is sustainably located and well served by public transport

2.7 In terms of the proximity of the site to services and amenities, the site is within the centre of Wombwell a town with extensive facilities including numerous other pubs and restaurants along the High Street and beyond. A town with a population of 15200 that relies heavily upon its 'circuit' of public houses and restaurants which provide vibrant and varied social meeting places.

The conversion of the town hall to a Bar – Restaurant will compliment the town centre's socialising identity, it will provide an additional eating and drinking venue with the potential to attract new local residents and visiting custom which will benefit the local economy.

2.8 The availability of local services such as shops , schools, dentists, medical centres etc and the close proximity of bus services secure this as a sustainable location for the conversion to apartment.

3.0 Design Statement

3.1 This section of the report has been written in accordance with Government Circular 01/2006 – Section 3 Design and Access Statements which came into force on the 10th August 2006.

3.2 The statement will identify the approach that has been used in relation to design. In particular the following aspects of the development will be considered:

- Amount of the development
- Layout of the development
- Provision of landscaping
- Appearance of the development

3.3 The scheme has been evolved following pre-application discussion with the planning officer Alexandra Cotton

3.4 Type of Development

3.5 The scheme is within a policy area where the proposed change of use to residential and A4/A5 is considered to be an acceptable land use.

3.6 The accommodation proposed within the apartments includes lounge, kitchen, dining, bedrooms and bathroom

Amount

3.7 It is considered that the level of proposed development represents efficient use of the building and site.

Layout

3.8 The layout of the A4 use has been driven by the desire to obtain the maximum amount of eating/drinking area and meeting the servicing /disabled requirements of a public building

3.9 **Provision of Landscaping**

Hard landscaping will be provided within the outside courtyard

Appearance of the Development

3.10 The external appearance of the building is largely unaffected with the exception of upvc windows to replace the existing and two new openings on the lower ground east and west elevations. All existing external features will be maintained and protected through the building work.

4.0 Access Statement

Introduction

4.1 The statement will briefly outline the approach that has been used in relation to access.

4.2 It is not within the remit of an access statement to include an appraisal of the internal aspects of individual buildings as this is covered by Part 'M' of the Building Regulations (paragraph 100, Circular 1/2006) although Andrew Bullen in Building Control has been consulted and the access is in accordance with Part M

4.3 The proposal will comply with a range of building regulation and environmental health requirements relating to the internal and external design of the building. This together with the overall design and layout of the site will ensure that the development can be accessed by all users.

Accessibility of the Site

4.4 The building's main 'level' entrance is accessed off High Street. A stepped entrance providing access to the apartments only is located off Station Road

Parking

4.5 There will be 1no. garage parking space created. Although it is expected that the majority of bar-restaurant users will access the Town centre by foot or public transport, the building has extensive car parking in close proximity which will adequately serve the Bar –Restaurant's customers and staff and the apartments' residents and visitors

5.0 Planning Policy Guidance

5.1 Supporting this current application is a range of planning policies. The relevant elements of policy advice are highlighted within this report.

National Planning Guidance

PPS 1 – Delivering Sustainable Development

5.2 PPS1 advises at paragraph 2 that:

> *"Good planning is a positive and pro-active process operating the public interest through a system of plan preparation and control over development and use of land".*

5.3 PPS1 also sets out the requirement that development schemes are to be judged against their neighbouring buildings and the local area more generally (Paragraph 38).

5.4 The plans submitted alongside this application and the information in sections 3 and 4 above, clearly set out the approach that has been taken to the design of the scheme.

PPS 3 – Housing

5.5 The thrust of guidance in PPS3 is to ensure the delivery of housing. The development of the site is considered to make efficient use of the building

5.6 In order to achieve the Government's housing policy goal, the planning system should deliver the following specific outcomes (paragraph 10) including:

- *High quality housing that is well designed and built to a high standard;*
- *A sufficient quantity of housing taking into account need and demand and seeking to improve choice.*
- *Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure.*
- *A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including the re-use of previously developed land, where appropriate.*

5.7 It is considered that the proposed development will provide quality accommodation that will contribute towards the overall supply of quality accommodation both locally and within the wider Barnsley area.

PPG13 – Transport

5.8 PPG13 sets out the Government's advice in respect to transportation issues and has been amended by the publication of PPS3 which cancelled the advice in paragraphs 12 – 17 of PPG13 which largely re-iterated guidance advocated within PPG3.

5.9 The application site being located within close proximity to regular bus services and being within walking distance of local facilities must be considered to be a sustainable location with a mode of transport other than the private car readily available. The availability of these amenities is set out in detail under section 2 of this Statement.

Barnsley Unitary Development Plan

5.10 The Barnsley Unitary Development Plan (UDP) identifies that the application site within a suitable policy area

6.0 Conclusion

6.1 It has been shown through assessment of those requisite elements of national and local policy guidance that the development proposals are in accordance with the prevailing Development Plan guidance and national planning policy

6.2 The development has been proposed to make efficient use of a prominent building which may otherwise fall into disrepair.

The Bar-Restaurant change of use will be a welcome addition to Wombwell town centre's varied drinking and eating establishments and the apartments will provide a form of affordable accommodation which is both desirable and in demand

6.3 In light of the above and the fact that it has been demonstrated that the proposal complies with relevant planning policy guidance, it is hoped that in the light of this the Council would approve the application.